

1. General Information/Clarification to Offerors:

a. Fort Leonard Wood is pursuing the privatization of the Government owned family housing facilities located within the Installation's boundaries. The Residential Communities Initiative (RCI) is the Army's program for on-post family housing privatization. The RCI process taps private sector capital and expertise in formulating the housing improvement and community development plans to provide on-house family housing that will equal or surpass that of contemporary private sector housing. Under RCI, the Army will convey its ownership of the existing family housing units, lease the land on which the existing units are located, lease additional lands for the replacement and construction of family housing facilities, and transfer management responsibilities for the on-post family housing to a private company. The private company will be responsible for the planning, development, new construction, renovation, management and operation, and maintenance and repair of the family housing facilities and community amenities.

b. The quality of life of military members and their families has long been at the Army's forefront, with family housing a primary concern. Approximately 70% of the Installation's 2,472 family housing units need revitalization or replacement. Under RCI, housing units are required to be brought up to current Army standards within 10 years of the conveyance of ownership and the transfer of operations. Units will be revitalized or replaced on a periodic basis to ensure housing units are in accordance with the prevailing Army and contemporary private sector standards.

c. Provided there is a decision to privatize the Electrical Distribution Systems, the Housing Contractor selected through the RCI process will be required to coordinate electrical utility issues with the Electrical Utility Privatization Contractor, similar to the processes in the private sector for housing and community developments. Current Army family housing standards require that all electrical services be placed underground, and there is a RCI requirement for kWh meters to be installed on all units by the Housing Contractor within the first 10 years of ownership.

d. The Electrical Utility Privatization Solicitation is being amended herein to better facilitate the processes for the Electrical Utility Contractor to provide utility services to the RCI Housing Contractor, and other non-Government lessees or licensees.

2. Amend Section C, Paragraph C.7.3:

C.7.3 *Electrical Service Connections and/or Disconnections and System Expansions and Modifications.* The Electrical Utility Contractor shall be responsible for providing additional electrical services, and for disconnecting and/or removing services, as required. All such connections or disconnections, and all required system extensions, expansions or modifications, require DPW approval. A single point of contact will be provided by each party for coordination.

C.7.3.1. The extension of temporary or permanent electrical service to contractors performing work for the Government, or other non-Government lessees or licensees located on the Installation, shall be negotiated and contracted by the Electrical Utility Contractor directly with the respective customer. The contract between the Utility and non-Government entity shall include all connection charges for the services provided, and for temporary services, all costs

for the disconnection and/or removal. The Utility shall not provide any connection of service prior to the contractor, lessee, or licensee having executed an Utility Sales Agreement with the Fort Leonard Wood DPW for the electrical service.

C.7.3.2. The Electrical Utility Contractor shall coordinate, negotiate, and contract directly with the RCI Housing Contractor for providing additional electrical services, disconnecting and/or removing services, relocating services, installing electrical metering, and for all required extensions, expansions, and modifications of the electrical systems required for RCI housing facilities and developments that have been approved by the Government. The contract between the Utility and the RCI Housing Contractor shall include all connection charges for the services provided, and the design, administration, and construction costs for the installation of electrical metering, system extensions, expansions and modifications. The contract for these services shall exclude any costs for renewals and replacements of existing system components that are included in the pricing of the Electrical Utility Distribution Privatization Contract.

C.7.3.3. The Electrical Utility Contractor shall provide electrical metering equipment for Government facilities, where the metering is installed on the utility side of the demarcation point, as determined by the DPW. For non-Government entities that have Utility Sales Agreements with the Government, excluding the RCI Housing Contractor, the Utility Contractor shall provide revenue metering equipment for all services. Electrical utility metering for family housing units shall be provided by the Utility when located on the Utility's side of the specified electrical system demarcation points. The Utility shall provide metering for housing units that is located on the facility side of the demarcation points when requested by the RCI Housing Contractor. The location of electrical meters for family housing units will be as determined by the RCI Housing Contractor, or the Government.